



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Life Storage LP #1079

Name	Title / Organization
Life Storage LP	

APPLICANT'S REPRESENTATIVE: Mutinta Moonga Accountant 1/Life Storage LP
(Optional) Name Title / Organization

MAILING ADDRESS: 6467 Main Street, Williamsville, NY 14221

PHONE: 716-817-1024 **EMAIL:** mmoonga@lifestorage.com

PROPERTY OWNER: Life Storage LP

MAILING ADDRESS: 6467 Main Street, Williamsville, NY 14221

PHONE: 716-633-1850 **EMAIL:** mmoonga@lifestorage.com

PROPERTY INFORMATION

STREET ADDRESS: 2422 Laurens Rd, Greenville, SC 29607

TAX PARCEL #: 0263.00-01-005.04 **ACREAGE:** 4.227 **ZONING DESIGNATION:** C-3

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Continue the current use of the property as a self-storage facility

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.


3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant

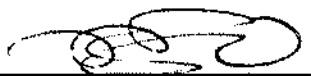

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



11/14/2022
Life Storage LP

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

Property has operated as a self-storage facility since at least 2015 and proposed special exception is simply to continue operation of a self-storage facility

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

While there are no specific use standards for self-storage facilities in Section 19-4.3, the facility will continue to operate pursuant to the General Commercial Uses Standards and will continue to operate the facility as it has been historically.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

Because this property is currently operating as a self-storage facility, and has done so for several years prior to this application, the continuance of the operation of a self-storage facility at this property should be appropriate

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

We provide a commercial service for individuals and business, similar to other permitted uses in C-3. Further, self-storage requires a special permit in any commercial zoning district.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The property has operated as a self-storage facility for several years and there has been no adverse impact on the neighboring property. Further, no hazardous material can be stored at the facility, so there should be no risk to neighboring property

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes - property already is operating as a self-storage facility and no existing infrastructure to allow this use will be removed from the property

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

C-3, C-4, and S-1 require a special permit to operate a self-storage facility. A self-storage facility is permitted in I-1.

SCHEDULE B-11 ITEMS:

LISTED BELOW ARE THE TITLE COMMITMENT EXCEPTIONS THAT PERTAIN TO SURVEYING ISSUES IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 00994-1823 (cdo) DATED SEPTEMBER 2, 2021 AT 08:30 AM:

EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, AND 8 DO NOT CONTAIN SURVEY ISSUES.

ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE REGARDING THE FOLLOWING MATTERS DISCLOSED BY SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR 2422 LAURENS ROAD, LLC" BY A. CLAY JONES, P.L.S. OF SITE DESIGN, INC. DATED AUGUST 10, 2016, LAST REVISED SEPTEMBER 5, 2018: (a) SERVICE UTILITIES; (b) TEN (10) FOOT SETBACK WITH CONCRETE DUMPSITE PAD, CONCRETE WALL, AND CHAIN LINK FENCE ENCROACHMENT THEREIN; (c) TWENTY FIVE (25) FOOT SETBACKS; (d) WATER PIT; AND (e) ENCROACHMENTS OF ADJACENT CHAIN LINK FENCE, CONCRETE DOCK, SIGN, CURBING, AND LIGHT POLES.

THE PLAT REFERENCED IN EXCEPTION 9 WAS NOT PROVIDED TO THE SURVEYOR NOR WAS THE SURVEY FOUND RECORDED IN PUBLIC RECORDS.

10. EASEMENTS SET FORTH IN MEMORANDUM OF LEASE BY AND BETWEEN BG PARTNERSHIP AND NATIONSBANK OF SOUTH CAROLINA, N.A. RECORDED DECEMBER 29, 1993 IN BOOK 1544, PAGE 174, IN SAID ROD OFFICE.

DEED BOOK 1544 AT PAGE 701 CONTAINS NON-EXCLUSIVE INGRESS, EGRESS, COMMON AREAS, AND PARKING CROSS-OVER EASEMENTS FOR PROPERTY NOW BELONGING TO FIRST CITIZENS BANK AND TRUST.

11. EASEMENTS SET FORTH IN TITLE TO REAL ESTATE RECORDED JANUARY 4, 1994, IN BOOK 1545, PAGE 377, IN SAID ROD OFFICE.

HEREON SHOWN AND DESIGNATED.

12. DECLARATION OF RESTRICTION RECORDED JANUARY 4, 1994, IN BOOK 1545, PAGE 371, IN SAID ROD OFFICE.

DEED BOOK 1545 AT PAGE 371 CONTAINS SIGN EASEMENT AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY.

13. EASEMENT TO SOUTHERN POWER COMPANY RECORDED DECEMBER 14, 1929, IN BOOK 145, PAGE 198, IN SAID ROD OFFICE.

DEED BOOK 145, PAGE 198 CONTAINS A BLANKET EASEMENT THAT EFFECTS SUBJECT PROPERTY BUT CAN NOT BE PLOTTED.

14. RECIPROCAL EASEMENT, MAINTENANCE AND USE RESTRICTION AGREEMENT RECORDED IN BOOK 1486, PAGE 371, AS AFFECTED BY CONSENT UNDER RECIPROCAL EASEMENT, MAINTENANCE AND USE RESTRICTION AGREEMENT(S) RECORDED IN BOOK 1573, PAGE 550, AND BOOK 2481, PAGE 1077, IN SAID ROD OFFICE.

HEREON SHOWN AND DESIGNATED.

15. SPECIAL EXCEPTION PERMIT TO THE CITY OF GREENVILLE RECORDED AUGUST 7, 2015, IN BOOK 2470, PAGE 5272, IN SAID ROD OFFICE.

DEED BOOK 2470 AT PAGE 5272 IS A SPECIAL EXCEPTION PERMIT TO ALLOW THE SUBJECT PROPERTY TO OPERATE A SELF-STORAGE FACILITY AND TRUCK/ TRAILER RENTAL FACILITY ISSUED BY THE CITY OF GREENVILLE.

RECORD DESCRIPTION

ALL that certain piece, parcel or bit of land situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, and according to a plat of said property by Freedland-Calkins & Associates, Inc., dated April 13, 1994, having the following courses and distances, to-wit:

BEGINNING at a railroad spike on the edge of Laurens Road (U.S. Highway 276) at the southeastern corner of property now or formerly owned by William Faldston and Irene E. Faldston as Co-Trustees of Faldston Family Trust (and which said point is 1095.86 feet, more or less, south of the intersection of Laurens Road and Evelyn Avenue) and running thence with the edge of Laurens Road, S. 24-25-18 E. 73.77 feet to a nail and cap on the edge of Laurens Road, thence S. 81-57-09 W. 139.89 feet to a railroad spike, thence S. 45-18-15 W. 463.3 feet to an old iron pin in the line of property now or formerly belonging to the City of Greenville, thence running with the common line with the City of Greenville, N. 85-55-34 W. 320.61 feet to an old spike, thence continuing with the common line with the City of Greenville, N. 81-03-40 E. 303.24 feet to an old iron pin, joint corner with property now or formerly belonging to The Pep Boys-Manny, Moe & Jack, thence running with the common line with The Pep Boys, S. 81-58-28 E. 15.48 feet to an old iron pin, joint corner with property belonging to the aforesaid William Faldston and Irene E. Faldston as Trustees of Faldston Family Trust, thence running with the common line with the Faldstons, S. 24-03-23 E. 217.42 feet to a nail, thence continuing with the common line with the Faldstons, N. 81-58-28 E. 71.41 feet to a nail and cap, thence continuing with the common line with the Faldstons, N. 81-58-28 E. 45.5 feet to an old iron pin, thence continuing with the common line with the Faldstons, N. 75-03-55 E. 45.63 feet to an old iron pin, thence continuing with the common line with the Faldstons, N. 81-03-40 E. 59.47 feet to an old iron pin, thence continuing with the common line with the Faldstons, N. 24-03-18 W. 11.64 feet to a nail and cap, thence continuing with the common line with the Faldstons, N. 85-55-37 E. 33.54 feet to a railroad spike on the edge of Laurens Road, the point of beginning.

BEING THE same property described as follows:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, CONTAINING 4.402 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA/ACSM LAND TITLE SURVEY FOR 2422 LAURENS ROAD, LLC," PREPARED BY SITE DESIGN, INC., DATED 8-27-15, REVISED 1-21-16, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO-WIT:

BEGINNING AT AN OLD 3/4" CRIMP TOP IRON PIN LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF LAURENS ROAD (U.S. Highway 276) AT THE JOINT CORNER OF FIRST CITIZENS BANK AND TRUST PROPERTY, NOW OR FORMERLY, SAID IRON PIN BEING LOCATED 1965' FROM THE INTERSECTION OF THE RIGHT OF WAY OF EVELYN AVENUE, THENCE RUNNING ALONG SAID SOUTHWESTERN RIGHT OF WAY OF LAURENS ROAD S. 24-27-11 E. 73.81 FEET TO AN IRON PIN SET 1/2" REBAR AT THE JOINT CORNER OF LAURENS ROAD PROPERTIES LLC PROPERTY, NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID SOUTHWESTERN RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID LAURENS ROAD PROPERTIES LLC PROPERTY S. 85-45-25 E. 178.68 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING S. 45-15-22 W. 403.39 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN LOCATED ON THE LINE OF SAID CITY OF GREENVILLE PROPERTY N. 85-51-13 W. 320.77 FEET TO AN OLD AXLE, THENCE TURNING AND RUNNING N. 01-24-46 E. 93.17 FEET TO A 5/8" REBAR IRON PIN OLD AT THE JOINT CORNER OF PEP BOYS-MANNY, MOE AND JACK, A FKA CORPORATION PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF SAID PEP BOYS PROPERTY S. 89-45-25 E. 178.68 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 61-35-19 E. 15.65 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN LOCATED AT THE JOINT CORNER OF FIRST CITIZENS BANK AND TRUST PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF SAID FIRST CITIZENS BANK AND TRUST PROPERTY S. 24-04-05 E. 217.43 FEET TO AN OLD 1" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 45-15-28 E. 71.37 FEET TO AN OLD 5/8" REBAR IRON PIN, THENCE TURNING AND RUNNING N. 81-25-55 E. 45.53 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 75-03-55 E. 45.64 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 81-04-22 E. 59.48 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 81-04-22 E. 59.48 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 81-04-22 E. 59.48 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N. 85-25-01 E. 33.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH non-exclusive easement rights set forth in the Reciprocal Easement, Maintenance and Use Restriction Agreement recorded in Book 1573 at Page 550, Greenville County Registry.

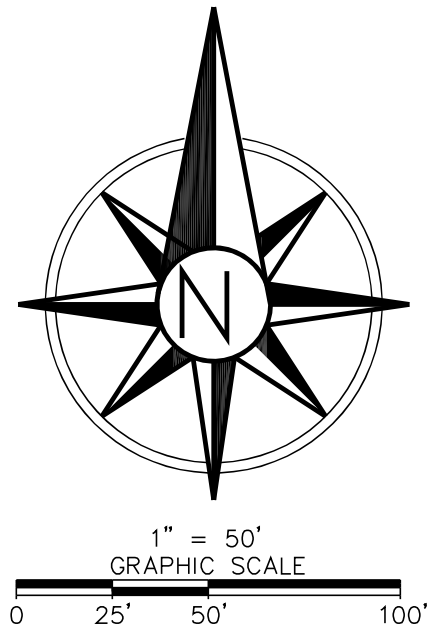
ALSO TOGETHER WITH the right of ingress and egress of adjoining property as set forth in that certain Reciprocal Easement, Maintenance and Use Restriction Agreement recorded in Deed Book 1486, Page 371, in the RAC Office for Greenville County, South Carolina, which said rights encumber the following described property:

BEGINNING at a spike (p.o.b.) on the western right-of-way of Laurens Road U.S. Highway No. 276, and being the joint corner with L.C. Julian and W. Ben Singleton property N/4 and spike also being S. 24-25-18 E. 73.77 feet along a 50 foot right-of-way of Laurens Road and N. 89 45 27 W. 12.76 feet from the Southwest intersection of Laurens Road and Evelyn Avenue, said spike being on new 60 foot right-of-way of Laurens Road, thence running along new 60 foot right-of-way of Laurens Road S. 24-25-18 E. 125.0 feet to a nail & cap at the corner of BG Partnership property, thence leaving said western right-of-way of Laurens Road and running along lines of BG Partnership the following courses and distances: S. 81-58-29 W. 201.41 feet to a nail & cap, thence N. 88-45-27 W. 378.61 feet to an iron pin on line of City of Greenville property, thence running along line of City of Greenville property N. 01-53-43 E. 181.71 feet to an iron pin at the corner of a cemetery, thence running along lines of said cemetery the following courses and distances: S. 89-45-27 E. 48.58 feet to an iron pin, thence N. 05-14-04 E. 55.64 feet to an iron pin on termination NW/4 of Evelyn Avenue, thence running along line of Evelyn Avenue N/4 and Julian & Singleton N/4 property S. 85-45-27 E. 297.85 feet to an old iron pin at the corner of property leased to U.S.A. thence running along lines of said leased property the following courses and distances: S. 05-23-00 E. 70.60 feet to an old iron pin, thence N. 89-23-00 E. 80.00 feet to an old iron pin, thence N. 00-37-00 W. 69.40 feet to an old iron pin on the line of said Julian & Singleton N/4 property, thence running along Julian & Singleton N/4 property S. 85-45-27 E. 130.85 feet to the point of beginning, containing 2.731 acres or 118,955.5 square feet according to a plat entitled "The Pep Boys-Manny, Moe & Jack" prepared by Dalton & Neves Co., Inc., Engineers, Greenville, S.C., dated July 28, 1992 and revised August 1992.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- SS DENOTES SANITARY SEWER LINE.
- o DENOTES NATURAL GAS LINE.
- w DENOTES WATER LINE.
- t UNDERGROUND TELEPHONE LINE AND/OR TELEVISION CABLE (IN SAME DITCH).
- ===== DENOTES STORM DRAINAGE LINE.
- GUARD POST.
- ACU AIR CONDITION UNIT.
- FH FIRE HYDRANT.
- GM GAS METER.
- WM WATER METER.
- WV WATER VALVE.
- GV NATURAL GAS VALVE.
- LP LIGHT POLE.
- CO SANITARY SEWER CLEAN OUT.
- RP REINFORCED CONCRETE DRAINAGE PIPE.
- PP POWER AND/OR TELEPHONE POLE.
- PM POWER METER.
- T POWER TRANSFORMER.
- PB POWER BOX.
- MB MAIL BOX.
- WB WATER VALVE BOX.
- CB STORM DRAINAGE CATCH BASIN.
- ⊙ HEIGHT OF BUILDING SHOT.
- o DENOTES WOODEN SCREENING FENCE.
- - - - - DENOTES ADJACENT PROPERTY LINE.
- ===== DENOTES MASONRY WALL.
- +++++ DENOTES WROUGHT IRON GATE.
- x - x - DENOTES CHAIN LINK FENCE.
- x x x x x DENOTES OVERHEAD POWER AND/OR TELEPHONE LINES.
- UP— DENOTES UNDERGROUND POWER LINE.
- o DENOTES IRON PIN SET.
- DENOTES IRON PIN FOUND.

- (M) 100.00' BEARING AND DISTANCE FROM FIELD MEASUREMENTS.
- (R) 100.00' BEARING AND DISTANCE FROM RECORD DESCRIPTION.
- VA VEHICLE ACCESS POINT.



AS SURVEYED DESCRIPTION:

BEING ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE WITHIN THE GREENVILLE CITY LIMITS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA AND BEING SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY FOR CUBESMART SELF STORAGE GREENVILLE BY TRINITY LAND SURVEYING, LLC DATED SEPTEMBER 15, 2021, LAST REVISED OCT. 18, 2021 AND FROM WHICH PLAT OF SURVEY A MORE PARTICULAR DESCRIPTION IS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF LAURENS ROAD (HIGHWAY NO. 276), WHICH PIN IS LOCATED 0.80 MILES NORTH OF THE CENTERLINE OF VERDAE BOULEVARD AND RUNNING FROM SAID IRON PIN FOUND (IN A CLOCKWISE DIRECTION) AND ALONG THE WESTERN RIGHT-OF-WAY OF LAURENS ROAD S23°37'36"E A DISTANCE OF 73.79 FT. TO AN IRON PIN FOUND; THENCE LEAVING THE ROAD RIGHT-OF-WAY AND RUNNING WITH THE PROPERTY LINE OF LAURENS ROAD PROPERTIES, LLC TWO (2) CALLS: S82°54'48"W A DISTANCE OF 140.15 FT. TO AN IRON PIN FOUND; THENCE S46°03'26"W A DISTANCE OF 463.43 FT. TO AN IRON PIN FOUND ON THE PROPERTY LINE OF CITY OF GREENVILLE; THENCE RUNNING WITH THE PROPERTY LINE OF THE CITY OF GREENVILLE TWO (2) CALLS: N55°06'13"W A DISTANCE OF 320.41 FT. TO AN IRON PIN FOUND; THENCE N01°52'16"E A DISTANCE OF 303.25 FT. TO AN IRON PIN FOUND, A COMMON CORNER WITH PROPERTY OF PEP BOYS-MANNY-MOE & JACK PA COR; THENCE RUNNING WITH THE PROPERTY LINE OF PEP BOYS-MANNY-MOE & JACK PA COR TWO (2) CALLS: S88°56'00"E A DISTANCE OF 379.39 FT. TO AN IRON PIN FOUND; THENCE N67°45'12"E A DISTANCE OF 15.68 FT. TO AN IRON PIN FOUND, A COMMON CORNER WITH PROPERTY OF FIRST CITIZENS BANK AND TRUST; THENCE RUNNING WITH THE PROPERTY LINE OF FIRST CITIZENS BANK AND TRUST SEVEN (7) CALLS: S23°11'16"E A DISTANCE OF 217.68 FT. TO AN IRON PIN FOUND; THENCE N46°00'16"E A DISTANCE OF 71.52 FT. TO AN IRON PIN FOUND; THENCE N20°10'03"E A DISTANCE OF 45.57 FT. TO AN IRON PIN FOUND; THENCE N76°49'54"E A DISTANCE OF 45.62 FT. TO AN IRON PIN FOUND; THENCE N82°47'04"E A DISTANCE OF 59.49 FT. TO AN IRON PIN FOUND; THENCE N23°10'02"W A DISTANCE OF 11.99 FT. TO AN IRON PIN FOUND; THENCE N60°21'40"E A DISTANCE OF 33.79 FT. TO AN IRON PIN FOUND ON THE WESTERN RIGHT-OF-WAY OF LAURENS ROAD (HIGHWAY NO. 276), THE POINT AND PLACE OF BEGINNING, CONTAINING 4.398 ACRES (91,559.6 SQ. FT.).

ASSURANCE NOTE:

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 00994-1823 (cdo) DATED SEPTEMBER 2, 2021 AT 8:30 AM.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON SHOWN AND DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 00994-1823 (cdo), WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2021 AT 8:30 AM.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSTRUCTIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER SC STATE PLANE COORDINATE SYSTEM, 3900 ZONE, NAD83-2011, AS MEASURED ALONG THE EASTERN MOST LINE OF THE SUBJECT PROPERTY WHICH BEARS S23°37'36"E PER GPS COORDINATE OBSERVATIONS. LATITUDE: 34°48'46.2325" LONGITUDE: 82°20'52.1111" CONVERGENCE ANGLE: 6°11.92' WEST
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
- THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM LAURENS ROAD (HIGHWAY NO. 276).
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THE SURVEYOR.
- IN RECORDS TO TABLE 'A' ITEM 7(c), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN RECORDS TO TABLE 'A' ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF VERDAE BOULEVARD.
- IN RECORDS TO TABLE 'A' ITEM 16, AT THE TIME OF THE SURVEY, THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN RECORDS TO TABLE 'A' ITEM 17, AT THE TIME OF THE SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION, THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

GRS PROJECT NO. / JOB NO.
21-5484.4
SCALE: 1" = 50'
DRAWN BY: JCW
APPROVED BY: LT

REVISION HISTORY	DATE	FIRST DRAFT	STANDARD REVISIONS	STANDARD REVISIONS
09/15/2021				
10/14/2021				
10/18/2021				

ALTA/NSPS LAND TITLE SURVEY

CubeSmart Self Storage of Greenville

2422 Laurens Road, Greenville, S.C. 29607

Greenville County City of Greenville, South Carolina, 29607

SURVEYOR'S CERTIFICATE

TO: LIFE STORAGE LP, ITS SUCCESSORS AND ASSIGNS, 2422 LAURENS ROAD, LLC, CUBESMART SELF STORAGE OF GREENVILLE, GRS GROUP, LLC, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2021. DATE OF PLAT OR MAP: OCTOBER 1, 2021.

REGISTERED SURVEYOR:
PROFESSIONAL LAND SURVEYOR NO.: 25439
STATE OF SOUTH CAROLINA

OCTOBER 1, 2021

DATE



SURVEYED BY:
TRINITY LAND SURVEYING, LLC
129 GLADYS COURT
SPARTANBURG, SOUTH CAROLINA 29301
TELEPHONE: 864-576-9665
EMAIL ADDRESS: trinitysc@outlook.com

DATED 2021 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION BY GRS GROUP, LLC.

SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167



VICINITY MAP

CITY OF GREENVILLE

CITY OF GREENVILLE

LAND AREA

191,559.6 SQ. FT.

4.398 ACRES

PARKING SPACES

REGULAR= 89 HANDICAP= 02

TOTAL= 91

ZONING DATA		
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT C-3, REGIONAL COMMERCIAL		1 PER 20 STORAGE UNITS 506/20 = 25 SPACES REQUIRED
PERMITTED USE SELF STORAGE IS PERMITTED		EXISTING SPACES: 89 REGULAR SPACES 2 HANDICAP SPACES TOTAL EXISTING = 91 SPACES.
MINIMUM LOT AREA (SQ.FT.) NO REQUIREMENT		
MAX BUILDING COVERAGE NO REQUIREMENT		
MAX BUILDING HEIGHT 40 FT. MAXIMUM		
BUILDING SETBACKS		
FRONT 10' MINIMUM	CONTACT: TIMOTHY VAN ZANT	
SIDE 3' MINIMUM	PHONE/EMAIL: 580-372-2507	
REAR 10' MINIMUM	tvanzont@grs-global.com	
	REPORT DATE: SEPTEMBER 29, 2021	
ZONING REPORT PREPARED BY: GLOBAL REALTY SERVICES GROUP	PROJECT SITE #: 21-5484.11	

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 45045C-0403-E, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- (A) CURB AND GUTTER ENCROACHES ONTO SUBJECT PROPERTY AS INDICATED ON SOUTH SIDE OF PROPERTY.
- (B) PAVEMENT ENCROACHES ONTO SUBJECT PROPERTY AS INDICATED ON SOUTH SIDE OF PROPERTY.